

May 26, 2017

**Kelkari Phases 2 and 3
SDP / MSP / BSP Minor Amendments**

PROJECT NARRATIVE

Updated: May 25, 2017

Background and History

Kelkari is a residential community located in the Sunrise neighborhood of south Issaquah. The Master Site Plan (MSP), Site Development Permit (SDP) and Binding Site Plan (BSP) for Kelkari was approved in 1998 (Resolution No. 98-15), with 189 dwelling units and a detached clubhouse. The approval is valid until August 31, 2018.

The approved development, which includes nine multi-family buildings, a club house and related site improvements and open space, was subject to environmental review under the State Environmental Policy Act (SEPA) during 1996 (DEIS – April 23, 1996; FEIS - July 31, 1996).

Phase 1 of Kelkari was constructed in 1999, including 63 dwelling units in three buildings on Lots 3 through 5 and a clubhouse and associated parking on Lot 6. A portion of the development area for Phase 2 was also cleared and graded, and site improvements have been constructed (i.e., main access road and stormwater management system/vault for Phase 1 & 2). The BSP was recorded on September 2, 1999, and depicts all phases of the development lots and parcels containing critical areas. In late 1999, construction was suspended due to market conditions.

Subsequent to suspending construction, the current Owner has continued to work toward development of the remaining phases, including participating with the City of Issaquah for construction of the 480 zone reservoir and obtaining extension of the development approvals.

IS Property Investments LLC (the “Applicant”) is the contract purchaser for Phases 2 & 3 and proposes some minor amendments to the approved proposal. The modified Kelkari proposal maintains the multifamily residential use with a reduction in the total number of dwelling units from 189 to 135 dwelling units. The modified project will include a series of townhouse style buildings, with a maximum height not to exceed 45 feet and located outside the buffers and building setbacks shown on the BSP. The change in building type responds to the changing residential market demand and provides for a more respectful transition to the adjacent lower density uses. The buildings, access, site amenities and surface parking are generally located in the same areas previously depicted for development. A more detailed description of these and other project elements is provided below.

To assist in developing the minor amendments, technical reports and analyses were prepared for various elements of the environment evaluated in the EIS (e.g. wetlands, transportation). This SEPA compliance document describes the changes in the approved proposal and the additional technical information that builds on and updates the previous environmental analysis based on the changes in the proposal. The city required a Threshold Determination be made on the amendments and the Determination of Non-Significance was issued.

Proposed Project Updates

Kelkari Phase 2 and Phase 3 propose to use the site accesses and infrastructures approved in the BSP and the MSP with minor modifications, including:

- Reduction of unit counts from 126 to 72.
- Reduction in building lengths from 190ft - 220ft to 48ft - 120ft.
- Reduction in building heights from 4 stories to 3 stories including lower level basements.
- Critical areas previously established in the BSP, including buffers, setbacks and permitted encroachments, remain honored in this proposal, and have been updated in accordance with the approved SEPA determination of January, 2017.
- Architectural character and design elements, established in Phase 1, are adopted and re-scaled for the smaller townhome buildings to assure project continuity.

Kelkari Phase 2 is located east of Sunrise Place SE along both sides of Cabin Creek Ln, the existing private access road to Phase 1. Kelkari 2 has been previously graded and all utilities have been brought to the site.

Kelkari 3 is located west of Sunrise Place SE and is accessed from the existing curb-cut. Only minor clearing, grading and site improvements have been previously extended into Kelkari 3.

Design Criteria Checklist Response

Site Layout and Overall Design Concepts

The proposed building locations are consistent with those shown in the approved Site Development Plan, Binding Site Plan and the Master Site Plan. The building orientations optimize the scenic views and capture winter sunlight, while healing into the topography, existing landscapes and open spaces.

Auto access to new garages is provided to each unit via a 20 ft. wide asphalt paved drive.

Pedestrian connections, in the form of 5 ft. wide concrete sidewalks, are interlaced throughout the project providing easy access to all of the residents. The sidewalks are distinguished from the auto drives by a 6" wide flush-curb along which each unit entrance will have a special bollard light to help give the pedestrian areas a clear definition. Directly from the sidewalks, each unit has a private covered porch welcoming the pedestrian to the front door. Outside of the developed areas are gravel paths extending through the forests, connecting Phases 2 and 3 and connecting along Sunrise Place to the Squak Mountain Access Trail.

All units will have two-car garages separated from the sidewalks by a minimum 6 ft. deep concrete apron.

Site lighting will be selected to match those fixtures used in Phase 1, the existing development, including similar landscape bollards and pole lights.

Landscape Design and Use of Plant Materials

The primary landscape feature of Kelkari will continue to be the preservation of existing forests, open spaces and critical areas. Healing the new buildings into the grades will be enhanced with the use of planting materials that continue the varieties and themes of the existing project landscape, with the exception of an increase in the use of low-water demand species.

Paving materials will include a blend of asphalt drives for autos and concrete sidewalks with space-defining finish patterns and textures for pedestrians.

Architectural Design Harmony and Continuity

Kelkari 2 and 3 are part of the existing Kelkari project and, to assure project continuity, will have an exterior character to match the forms, materials, details and colors of the existing Phase 1 buildings. The forms and details will be downscaled to compliment the smaller townhome buildings. Each new unit will have a clearly defined, ground related, individual entry. Where the unit entry and the garage doors occur on the same frontage, the unit entry will be prominent with the inclusion of strong, protruding roof form over-shadowing the garage doors.

The building walls will be modulated horizontally and vertically to add visual interest and shadow lines, and will be finished with materials matching Kelkari 1, including shingle, bevel, and board & batten Hardi sidings. The roofs will include moderately pitched gable, hip, shed and dormer forms, finished with asphalt tab shingles, selected to match the existing buildings. Exposed timber elements will be used to accent areas, such as decks, patios, overhangs and unit entries. Colors will be earth tones selected to match those used on Kelkari 1.

Non-Motorized and Vehicular Areas

Primary vehicular access will conform to the locations shown on the Binding Site Plan and the Master Site Plan, and to the improvements completed as part of Phase 1. From these access points, private drives will be extended into the new phases of the project.

Each townhome unit will have private garages sized to accommodate two standard size auto parking stalls as well as allow for trash/recycling bins and bicycle storage.

Additionally, fourteen guest parking stalls are provided; seven in each of Phases 2 and 3. These guest stalls are conveniently distributed within each phase, will be mark as "Guests", and will be available for use by all of the units. These stalls are in addition to the guest stalls that are already provided in Phase and purposely intended for sharing with the future Phase 2, especially in the areas around the existing clubhouse. Further, a fog line will be painted on the west curb-side along Sunrise Place SW to recognize on-street parking for the neighborhood. All guest stalls will be shared by Phases 1, 2 and 3.

Request for Administrative Adjustment of Standards (AAS) for Parking –

All shared surface parking stalls are proposed to be 9 ft. x 20 ft., which fully conform to the city standards. All private parking stalls, which occur within the townhome garages, will be 8.5 ft. x

18 ft., for which an AAS is hereby requested. The code allows for such an adjustment in the Urban Village standards, which standards can be applied here.

For commuting and recreational cyclist and as a convenience for residence and guests, open-air bicycle parking will be conveniently distributed in four places, two in each phase. These racks are located adjacent to shared amenity spaces and will visibly re-inforce the life-style anticipated by the residents. These bicycle stalls are in addition to the guest stalls that are already provided in Phase 1 and in addition to the bicycle parking areas available in each townhome garage.

Mail Kiosks

Mail kiosks will be provided in each phase. Phase 2 will share an expansion of the kiosk already in use adjacent the clubhouse in Phase 1. This placement will reinforce the residents' interaction of both Phases 1 and 2, as was envisioned in the original Kelkari neighborhood. Phase 3 will have a separate mail kiosk centrally located in that phase and conveniently placed adjacent to surface parking. These kiosks designs and locations have been approved by the USPS.

Service and Storage Areas

Each townhome garage is sized to accommodate two parallel parking stalls, three-streams of waste management bins, plus room for storage. Waste and recycling collection will be curb-side at each unit.